

Meeting Pack

Derry City and Strabane District Council

Dear Member of Planning Committee – Local Development Plan (LDP)

You are hereby summoned to attend the monthly meeting **of the Planning Committee - LDP** to be held in the Council Chamber, Council Offices, Derry Road, Strabane, on Monday 19 September 2016 at 4.00pm.

Yours faithfully



John Kelpie
Chief Executive

AGENDA

- 1 Notice and Summons of Meeting
- 2 Apologies
- 3 Declarations of Member's Interests

Open for Decision

- 4 Deputations (None)
- 5 Chairperson's Business
- 6 Confirmation of the Open Minutes of Planning Committee - LDP held on Monday 16 May 2016 (Pages 1 - 8)
- 7 Matters Arising
- 8 Overview of LDP Process, Workplan & Stage towards Delivery (Pages 9 - 16)
- 9 LDP Context, Population & Growth Strategy - Options for POP (Pages 17 - 20)

- 10 Built Environment and LDP - Options for POP** (Pages 21 - 22)
- 11 Natural Environment, Countryside Assessment and LDP - Options for POP**
(Pages 23 - 26)
- 12 Policy Review for LDP - Options for POP** (Pages 27 - 30)
- 13 Consultation from Donegal County Council regarding new County
Development Plan AA and SEA** (Pages 31 - 44)

13 September 2016

Derry City and Strabane District Council

Open Minutes of Planning Committee (LDP) held in the Council Chamber, Guildhall on Monday 16 May 2016 2016 at 4.00 pm.

Present:- Councillor K McGuire (Chairperson); Aldermen Hamilton and McClintock, Councillors Hastings, Jackson, Boyle, D Kelly, Logue and Reilly.

Non Members of Committee: Alderman Hussey.

In Attendance: - Head of Planning (Ms M Fox), Senior Planning Officer for Local Development Plan (Mr J McNee), Planning Officer (Mr M McAteer) and Committee Clerk (Mrs D Melaugh)

PLDP4/16 Notice and Summons for Meeting

The Head of Planning read the Notice and Summons for Meeting.

PLDP5/16 Apologies

Apologies for absence were received from Aldermen Bresland and Kerrigan and Councillors Hassan and R McHugh.

PLDP6/16 Declarations of Members' Interest

There were no declarations of interest.

PLDP7/16 Deputations

There were no deputations.

PLDP8/21 Attendance of Non Committee Members

An Independent Member who was a non Member of the Planning Committee stated that it was his understanding that all non Members of the Planning Committee would be invited to attend meetings of this Committee which had the key purpose of considering the Local Area Plan and in this regard such Members should be officially recorded as being in attendance.

The Chairperson advised that non Members of the Planning Committee, whilst not Members had an opportunity to attend this meeting and welcomed the Independent Member to the meeting.

Open for Decision

Chairpersons Business

PLDP9/16 Regional Development Strategy 2035 (RDS) – Revised Housing Growth Indicators (HGIs) (Ref P46/16)

The Senior Planning Officer referred Members to the March Meeting of the Committee and consideration of the above matter. Following which Officers had wrote to DRD confirming Council's concern about the low HGI figure being proposed. He stated that a further letter had now been received from DRD which indicated that the HGI figures provided an estimate of the new dwelling requirements for the Region from 2012 to 2025 and were mainly used to help designate housing land as part of the local development planning processes. He stated that the letter advised that the figures were an indicator rather than a cap on housing growth and had been calculated using the most up to date data sources and a previously agreed methodology. He advised that the DRD has now concluded the review process and were proceeding to publish the revised figures on the DRD website. The Senior Planning Officer further advised that whilst DRD indicated they were not planning to meet individual Councils to outline the implications of the revised figures for the development planning process it was proposed that planning teams at a local level would assist in the interpretation and application of the revised figures.

Various Members expressed concern regarding the impact of the proposed Housing Growth figures which were being used to designate housing land as part of the local development planning process. Members stated that the Revised HGIs gave an unfavourable and unfair allocation to the District. Reference was made to the current social housing crisis and the inability of the projections to meet demand. It was indicated that it was critical to acknowledge that such projections would be utilised beyond the function of housing provision by other Departments in terms of future economic and social growth.

The Senior Planning Officer advised that it was intended that the HGIs should be seen as guidance rather than a cap on housing development and were a statistically based projection. He stated that it would be

expected there would be opportunities for an increase beyond the given HGI however, such over provision would require evidence based planning rationale.

The Committee

Recommended that the incoming Minister for Regional Development be invited to a meeting of Council to discuss the Regional Development Strategy 2035 (RDS) Revised Housing Growth indicators

An Independent Member of Council who was a non Member of the Committee suggested that the Shadow Minister for Regional Development also be invited to the meeting with Council with regard to such matters.

PLDP10/16 Mod Gov – Accessibility

A Member of the SDLP grouping referred to the difficulties he was experiencing in accessing the Agenda and reports through the Mod Gov App.

The Member's comments were to be relayed to IT.

PLDP11/16 Overview of LDP Process and Structures for Delivery

The Senior Planning Officer advised that the purpose of the above report was to advise Members on the process of preparing the new Local Development Plan 2030 (LDP) for Derry City and Strabane District, as well as to set out the structures to be established to deliver the Plan. He indicated that the report also summarised the main component elements involved in preparing the Plan, together with an indication of the required work commitment and key milestones for Members' input.

The Senior Planning Officer stated that he wished to bring to the attention of Members paragraph 3.4 which referred to the setting up of a LDP Steering Group for the high level management of the LDP process. He indicated that it was envisaged that this would require one meeting every three months, with the first taking place in mid June. In this regard the Senior Planning Officer stated that it was requested that Members consider nominations from the Planning Committee to this

LDP Steering Group with possibly the Chair and one representative of each Party. The Senior Planning Officer stated it was important that nominations were made following the AGM on 6 June in order to facilitate a meeting in mid June.

A Member of the SF grouping proposed that the Chair of the Planning Committee be nominated as a Member of the LDP Steering Group.

A Member of the SDLP grouping stated that it was critical to acknowledge the challenging time commitment which membership of the Steering Group would require and in this regard he would propose that substitutes be also appointed. The Member stated that it was also important to acknowledge that membership of the Steering Group would extend over two terms which would present issues in relation to continuity of membership.

A Member of the SF grouping referred to the Rural Needs Bill which had been introduced in 2015 and sought clarification on the proposed stage of rural proofing activity within the process.

The Senior Planning Officer advised that similar to other assessments/appraisals as outlined in the above report Rural Proofing would be an ongoing process linked with the development of the LDP.

In response to a point of clarification from an Independent Member of Council who was a non Member of the Committee the Senior Planning Officer advised that the proposed Workshops were open to all Members of Council.

In response to comments from a Member of the SF grouping the Head of Planning advised that outcome reports arising out of workshop would be presented to the Planning Committee (LDP) every two/three months in order to allow decisions to be made on the various LDP topic directions.

The Committee

Recommended that (i) the contents of the above report in relation to the LDP preparation process, LDP content and delivery structures to administer the LDP be noted;

(ii) membership of the LDP Steering Group would comprise of the Chair of the Planning Committee plus agreed Members of that Committee plus substitutes, the Chief Executive /Director of Environment and Regeneration and the Head of Planning;

(iii) nominations to the LDP Steering Group be made at the June 2016 Planning Committee Meeting; and

(iv) the Chair of the Planning Committee also be nominated as a Member of the LDP Team.

PLDP12/16 Draft LDP Workplan

The Senior Planning Officer advised that that the purpose of the above report was to provide Members with a potential Workplan for officials to work with Members and the public/stakeholders to deliver the initial stages of the Local Development Plan 2030 (LDP) for Derry City and Strabane District.

The Committee noted the information contained in the above report.

PLDP13/16 Draft Timetable for LDP

The Senior Planning Officer advised that whilst the above report had initially being tabled as a matter of information on the Agenda Officers were now proposing that it be tabled for decision. He stated that this would permit the Draft Timetable for LDP to be ratified by Council at the end of May and subsequently give Officers authorisation to pursue formal agreement of the Timetable with the Department in early June. He stated that this would facilitate the formal launch of the LDP Timetable and Statement of Community Involvement, SC1 before the holiday period in July/August.

The Committee

Recommended that the Draft Timetable in relation to the production of the Local

Development Plan (LDP) be endorsed and submitted to the Department of the Environment (DOE) for their agreement prior to the Timetable being published along with the previously ratified Statement of Community Involvement (SCI) in May/June of this year.

PLDP14/16 Sustainability Appraisal and other Technical Assessments of the LDP

The Senior Planning Officer advised that the purpose of the above report was to provide Members with an overview to the main Assessments and Appraisals required to be produced in association with preparation of the Local Development Plan (LDP). The report primarily focused on the important Sustainability Appraisal (SA) which incorporated the legislatively required Strategic Environmental Assessment (SEA). An outline of the other required assessments; Habitats Regulation Assessment Equality Impact Assessment and Rural proofing was also provided.

A Member of the SF grouping in reference to the targeting of social need highlighted the positive outcomes in terms of consultation with Chairs of Neighbourhood Renewal Boards.

The Senior Planning Officer advised that the Local Development Plan would be fully composite which would embrace all groups and sectors in addition to selected stakeholder consultation.

The Committee

Recommended that the above for information report which outlined the importance of the reference assessments/appraisals in ensuring a fit for purpose and sound LDP be noted.

PLDP15/16 DOE Update on Status of Current Strabane Area Plan 1986-2001

The Senior Planning Officer advised that the purpose of the above paper was to update Members to an amendment made by the DOE

(Planning Policy Division) to the Planning (Local Development Plan) Regulations (Northern Ireland) 2015. The amendment was required to legislate for the inclusion of four DOE produced Development Plans, including the Strabane Area Plan 1986-2001 which were prepared under the Planning (NI) Order 1972.

A Member of the SF grouping sought clarification on the implications of the status of the current Strabane Area Plan with regards to the determination of a recent planning application.

The Head of Planning advised that the amendment made by DOE that came into force on 29 February 2016 now ensured that the Strabane Area Plan would be treated as the extant Development Plan for the former Strabane area until such times as the Council adopts its own LDP for the Derry City and Strabane District. She stated Member's reference to the impact of a recent decision which ruled against the legality of the existing Plan would be considered by Council's Solicitor subsequent to which further clarification on the matter would be presented to Members.

In response to comments from a Member of the SDLP grouping the Senior Planning Officer confirmed that previous planning policy statements had now been brought into line with current operating legislation.

The Committee

Recommended that the amendment made by DOE (Planning Policy Division) that came into force on 29 February 2016 and which now ensures that the Strabane Area Plan will be treated as the extant Development Plan for the former Strabane Area until such times as the Council adopts its own LDP for the Derry City and Strabane District be noted.

Additional Item

PLDP16/16 RPTI - 'The New Planning Landscape': A Year On - Playhouse – 19 May

The Head of Planning outlined details of the above event which would take place in the Playhouse on 19 May which would be open to all Members. She requested that any Member wishing to attend should contact Officers whereupon further relevant information with regard to the programme would be circulated.

The Committee

The Meeting terminated at 5.20 pm

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| Item/Min Ref: 8 | Title of Report: Overview of LDP Process, Workplan and Stage towards Delivery | Officer presenting: Principal Planning Officer |
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1 Purpose of Report/Recommendations

- 1.1 The purpose of this Paper is to remind Members about the process of preparing the new Local Development Plan 2030 (LDP) for Derry City and Strabane District, and particularly to update Members on the progress made to-date and hence on the current stage we are at towards the ongoing delivery of the Plan preparation.

2 Background

- 2.1 Members will recall the Papers for Items 7 - 9 of the initial meeting of the Planning (LDP) Committee on 16th May 2016. Item 7 summarised the main component elements involved in preparing the new Local Development Plan 2030 (LDP) for Derry City and Strabane District, as well as setting out the structures to be established to deliver the Plan. At Item 8, Members considered and agreed a LDP Workplan, the immediate programme of Discussion Papers / Workshops and Committees up to Preferred Options Paper Stage in the Spring of 2017, which is also in line with the formal LDP Timetable which was published in July 2016 (Item 9).

3 Key Issues

- 3.1 Attached at Appendix 1 is the agreed LDP Workplan, in which the current stage is highlighted. Members will see that considerable progress has been made to date, in accordance with that Workplan.
- 3.2 The Statement of Community Involvement (SCI) and the Timetable for the LDP Preparation were both published in July 2016, available in hard copy and online on the Council's website.
- 3.3 The first Committee meeting was held on 16th May 2016, at which the Planning Committee took formal 'ownership' of the LDP Preparation and agreed the delivery structures, the Timetable and the Workplan.
- 3.4 The initial invitation letters have been issued to prospective members of the LDP Project Management Team; this membership will be finalised shortly and the first meeting held in September / October 2016. Initial contact and commitment has also been sought from the higher level LDP Steering Group. It should be noted that the actual Member nominee (or named substitute) is still to be confirmed from some of the Parties on the Committee. Again, a first formal meeting will be held in September / October 2016.

3.5 Three successful Workshops have been held, open to all Councillors. These topic-based Workshops and their Discussion Papers have provided a rich source of information for Councillors, part of their capacity-building on the technical aspects of Planning, as well as some very useful discussion and mutual understanding for Council Officers. Feedback has been positive about the Workshops and a reasonably balanced attendance achieved, as follows:

- Workshop 1, 20th June, Population and Growth Strategy, 7 Councillors
- Workshop 2, 4th July, LDP Context and Policy Evaluation, 12 Councillors
- Workshop 3, 25th July, Built Environment, Nature Designations, Countryside Assessment and SA Scoping, 13 Councillors

3.6 A first draft of the Environmental Baseline has been done, as well as a first draft of a Sustainability Appraisal (SA) Scoping Report. Negotiations have been held with a view to securing the assistance of Shared Environmental Services (SES, see Item 14) so that the formal LDP decision-making process can proceed, alongside the parallel, integrated SA process previously described to Members.

3.7 Planning officials are continuing to work on the respective LDP topics as part of the necessary evidence base and the programme of Councillor Workshops and Committees over the coming months. The formal consultations are due to issue shortly to the consultation bodies as well as engagement with the key stakeholder groups. Council officials are also due to commence, as part of the EU-funded IMPROVE project, on a programme of informal, LDP topic-based engagement utilising the website and social media. Comments received from this (and regarding selected key planning applications) will be fed back to the Members in due course.

3.8 This Committee meeting is a further stage in the Plan-making process as set out in the Workplan. The meeting summarises the Discussion Papers from the above-mentioned Workshops, combines feedback from the wider body of Councillors and points towards the identification of Options. The Committee is asked to make preliminary decisions on the proposed Options, regarding these aspects, that the LDP is considering, as we proceed towards further evidence gathering, consultee / stakeholder input and then further Committee meetings (plus full Council approval) to finally decide on the LDP Preferred Options, to be published in the Spring of 2017.

4 Financial, Equality, Legal, HR, Improvement and Other Implications

4.1 There are no financial, equality, legal, HR, Improvement or other implications arising from this report, beyond those already outlined.

5 Recommendations

5.1 Members are requested to note the contents of this Paper, agreeing to proceed with the decision-making process and broad timescales as set out in the Workplan.

Background Papers

Appendix 1 - LDP Workplan

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| Detail of 2016-2017 | LDP Session 1 | LDP Session 2 | Other Requirement |
|---------------------|---|--|---|
| April 2016 | 18 th Inquorate Committee Meeting | | |
| May 2016 | 16 th Re-convened Committee <ul style="list-style-type: none"> LDP Process / Structures | | |
| June 2016 | 20 th Workshop 1 <ul style="list-style-type: none"> Population Growth Strategy | | Set up LDP Project Management Team / Sustainability Appraisal Group (PM / SA Group) |
| July 2016 | 4 th Workshop 2 <ul style="list-style-type: none"> LDP Context Policy Evaluation | 25 th Workshop 3 <ul style="list-style-type: none"> Built & Natural Environment Countryside & Landscape Assessment SA Scoping | Launch SCI and Timetable LDP Steering Group |
| August 2016 | | | |
| September 2016 | 19 th Committee <ul style="list-style-type: none"> Growth Strategy Policy Review Built & Natural Environment Countryside | 12 th Workshop 4 <ul style="list-style-type: none"> Housing in Settlement Hierarchy 26 th Workshop 5 <ul style="list-style-type: none"> Economic Development City & Town Centres Retailing | PM / SA Group |
| October 2016 | 17 th Workshop 6 <ul style="list-style-type: none"> Urban Design & Townscape Transport & Movement | 31 st Workshop 7 <ul style="list-style-type: none"> Open Spaces & Recreation Tourism Renewable Energy SA Update | LDP Steering Group |
| November 2016 | 14 th Committee <ul style="list-style-type: none"> Housing in Settlement | 28 th Workshop 8 <ul style="list-style-type: none"> Settlement Evaluation | PM / SA Group |

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| | <p>Hierarchy</p> <ul style="list-style-type: none"> • Economic Development • City & Town Centres | <ul style="list-style-type: none"> • Broad Land Allocations | |
| December 2016 | <p>12th Workshop 9</p> <ul style="list-style-type: none"> • Public Utilities • Community Infrastructure • Coastal Development • Waste Management • Minerals | | LDP Steering Group |
| January 2017 | <p>16th Committee</p> <ul style="list-style-type: none"> • Design/Townscape • Transport & Movement • Open Space/Recreation • Tourism • Renewable Energy • Settlement Evaluation • Land Use Allocations • Public Utilities & Infrastructure • Coastal Development • Waste Management • Minerals | <p>30th Workshop 10</p> <ul style="list-style-type: none"> • Options Emerging - Options/Alternatives - Preferred Options • SA Interim Report | PM / SA Group |
| February 2017 | <p>13th Committee</p> <ul style="list-style-type: none"> • Draft POP • Draft SA Interim Report | <p>(TBC) Committee Agree Draft POP</p> | PM / SA Group |
| March 2017 | <ul style="list-style-type: none"> • Launch Preferred Options Paper (POP) • SA Interim Report | | LDP Steering Group |
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| Item/Min Ref: | Title of Report: | Officer presenting: |
| 9 | LDP Context, Population and Growth Strategy - Options for POP | Senior Planning Officer |

1 Purpose of Report/Recommendations

- 1.1 The purpose of this Paper is to present a summary of the salient issues, discussed at the LDP Workshops or supplied by Members in subsequent responses, that dealt with the respective LDP Topics. The Paper also seeks agreement from Members as to how best to progress these Topics towards the Preferred Options Paper (POP) stage of the LDP in Spring next year.

2 Background

- 2.1 As previously explained, the various technical aspects of Planning which comprise the LDP are each being considered systematically, each marked by the series of councillor Workshops and meetings of this Planning Committee. In accordance with the Workplan, this Committee meeting is a further stage in that Plan-making process. The meeting summarises the Discussion Papers from the above-mentioned Workshops, combines feedback from the wider body of Councillors and points towards the identification of Options. The Committee is asked to make preliminary decisions on the proposed Options, regarding these aspects, that the LDP is considering, as we proceed towards further evidence gathering, consultee / stakeholder input and then further Committee meetings (plus full Council approval) to finally decide on the LDP Preferred Options, to be published in the Spring of 2017.

3 Key Issues

LDP Context and Requirements

- 3.1 The paper at Appendix 2 advises members of the significant context of legislation, Regulations and Guidance that the Council must follow in the preparation of the LDP. There is also a significant locational context of social, economic and environmental issues and relationships that are external to our District, but which impact upon the Council's LDP. It should therefore be appreciated that the Council's members and officials are not 'unconstrained', as we prepare our LDP.
- 3.2 The Planning Act (NI) 2011 sets the statutory requirements for the Council to prepare its Local Development Plan (LDP), it defines the content, the process and procedures for the LDP, giving it a status for the Districts' future planning within the new plan-led system.

- 3.3 The Planning (Local Development Plan) Regulations (NI) 2015 sets out the legislative definition of exactly what is to be contained within the LDP and how the preparation process is to run from start to adoption and subsequent monitoring, including an Independent Examination and approval by the Department for Infrastructure (DfI).
- 3.4 The Strategic Planning Policy Statement (SPPS, 2015) must be 'taken account of' in preparing the Council's LDP. The SPPS sets out the NI wide policy / guidance for the LDP and comprises 5 Core Planning Principles, guidance on the LDP production (under 8 headings) and lists the 16 key topic areas (with regional strategic objectives for each) of the broad strategic planning policy framework - for the LDP to consider. The SPPS also clarifies that the LDP Plan Strategy document will replace all of the current suite of Planning Policy Statements (PPS's) and other extant documents; this is a significant challenge in itself.
- 3.5 The Council's LDP must also take account of the NI Regional Development Strategy 2035 (RDS), as well as the new Community Plan for the District. The LDP is expected to be the spatial expression of the Community Plan- which is due to be published in winter 2016.
- 3.6 The LDP is required to be subjected to a multi-faceted Sustainability Appraisal (SA) which incorporates a legally vital Strategic Environmental Assessment (SEA). Additionally, the LDP needs to be subject of a Habitats Regulations Assessment (HRA), an Equality Impact Assessment (EQIA) and Rural Proofing process throughout its preparation.
- 3.7 In terms of the locational context for the LDP, the city of Derry is expected to have primacy as the principal city of the North West, particularly as a linked Gateway with Letterkenny in Donegal. Similarly, Strabane town is identified as a main Hub, a key regional and cross border town on the key economic and transport corridor.
- 3.8 The Council's LDP must also recognise the social, economic, physical and environmental characteristics and relationships with our adjacent Council areas and key settlements, including Donegal. This includes the various overlapping catchments, complementarity / competition, connectivity and physical / environmental assets / constraints. The particularly unpredictable nature of the relationships with Donegal / ROI / EU in the upcoming post-Brexit era brings a particular challenge for the future LDP Planning of the District at this time.
- 3.9 In summary, it is critical that Members and Officials recognise the considerable regulatory and also locational context that applies in the preparation of the Council LDP.

Population and Growth Strategy

- 3.10 As the LDP is about planning for the homes, employment, services, etc. for our people, it is important to identify the key characteristics of the District's population, as well as trends and projected population levels over the LDP period. The Discussion Paper at Appendix 3 therefore examines our population, the implications for planning and hence starts to consider the broad context of our LDP 'Growth Strategy' to meet the needs of the District's people up to 2030.
- 3.11 The key characteristics of the population are summarised and categorised in terms of the 'equality' groupings, as well as deprivation and rurality. Some potential implications for the LDP have also been identified. The policy areas where a Local Development Plan is likely to have an impact on Section 75 groups is summarised in Table 11 of Appendix 3. With Members' agreement, this could serve as an initial screening for our Equality Impact Assessment.
- 3.12 Population projections for the District are currently being updated, but it appears that we need to plan for between 2, 000 and 10,000 extra people or less than 5,000 new households up to 2030. This is broadly in line with the recent Housing Growth Indicators (HGI) figure of 5,800 dwellings to 2030 (pro rata). Officials will continue to liaise closely with the NISRA and Council's statistician over the coming months so as to get firmer, agreed population / household projections. Members have recently discussed and taken issue with the new HGI figures, seeking further approaches to the officials / Minister of the Department for Infrastructure (DfI).
- 3.13 There was discussion at the Workshop around the need for the LDP to indeed focus on meeting the needs of all of the District's population, with there being broad acceptance of the requirement to draw up a multi-strand growth strategy to underpin the LDP. Therefore, bearing in mind the requirements of the current / projected population, the LDP needs to begin to formulate a 'Growth Strategy' or strategic objectives for the Plan period. The Appendix 3 paper (para 4.13, p. 18-19) suggests key facets, under the sustainability headings of: Social - Accommodating People and Creating Places; Economic - Creating Jobs and Promoting Prosperity, and; Environment - Enhancing the Environment and Improving Infrastructure.

4 Financial, Equality, Legal, HR, Improvement and Other Implications

- 4.1 There are no financial, equality, legal, HR, Improvement or other implications arising from this report, beyond those already outlined.

5 Recommendations

- 5.1 Members are requested to accept the contents of this Paper as part of the Council's 'evidence base' and particularly to acknowledge the regulatory and the locational contexts in which the LDP will be prepared.
- 5.2 Members are also asked to note the identified population characteristics and to agree the preliminary direction of the proposed 'growth strategy' as the basis of this 'options generation' stage, to be firmed up as part of the subsequent LDP Preferred Options stage.

Background Papers

Appendix 2 - 'LDP Context and Requirements' Discussion Paper, 4th July 2016

Appendix 3 - 'Population and Growth Strategy' Discussion Paper, 20th June 2016

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| Item/Min Ref: 10 | Title of Report: Built Environment and LDP - Options for POP | Officer presenting: Planning Officer |
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1 Purpose of Report/Recommendations

- 1.1 The purpose of this Paper is to present a summary of the salient issues, discussed at the LDP Workshops or supplied by Members in subsequent responses, that dealt with the respective LDP Topics. The Paper also seeks agreement from Members as to how best to progress these Topics towards the Preferred Options Paper (POP) stage of the LDP in Spring next year.

2 Background

- 2.1 As previously explained, the various technical aspects of Planning which comprise the LDP are each being considered systematically, each marked by the series of councillor Workshops and meetings of this Planning Committee. In accordance with the Workplan, this Committee meeting is a further stage in that Plan-making process. The meeting summarises the Discussion Papers from the above-mentioned Workshop, combines feedback from the wider body of Councillors and points towards the identification of Options. The Committee is asked to make preliminary decisions on the proposed Options, regarding this aspect, that the LDP is considering, as we proceed towards further evidence gathering, consultee / stakeholder input and then further Committee meetings (plus full Council approval) to finally decide on the LDP Preferred Options, to be published in the Spring of 2017.

3 Key Issues

- 3.1 The Workshop and Discussion Paper at Appendix 4 has reviewed the legislation / requirements / opportunity for the LDP to consider the built heritage within the District. The Paper details the Monuments, Listed Buildings, Conservation Areas, Areas of Townscape Character, Historic Parks, Gardens & Demesnes and Areas of Archaeological Potential.
- 3.2 There was consensus at the Workshop on the potential and importance of identifying, utilising (sensitively) and protecting the District's built heritage assets, as a key element of the LDP's overarching objective of promoting appropriate development whilst protecting our environment.

4 Financial, Equality, Legal, HR, Improvement and Other Implications

- 4.1 There are no financial, equality, legal, HR, Improvement or other implications arising from this report, beyond those already outlined.

5 Recommendations

- 5.1 Members are requested to accept the contents of this Paper as part of the Council's 'evidence base' and SA 'environmental baseline'.
- 5.2 Members are also asked to agree that Planning officials proceed to develop options in line with this Paper and in consultation with key consultees / stakeholders, especially the Historic Environment Division (HED, of DfC). These options can then be firmed up as part of the subsequent LDP Preferred Options stage.

Background Papers

Appendix 4 - 'Built Environment and the LDP' Discussion Paper, 25th July 2016

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| Item/Min Ref: 11 | Title of Report: Natural Environment, Countryside Assessment and LDP - Options for POP | Officer presenting: Principal Planning Officer |
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1 Purpose of Report/Recommendations

- 1.1 The purpose of this Paper is to present a summary of the salient issues, discussed at the LDP Workshops or supplied by Members in subsequent responses, that dealt with the respective LDP Topics. The Paper also seeks agreement from Members as to how best to progress these Topics towards the Preferred Options Paper (POP) stage of the LDP in Spring next year.

2 Background

- 2.1 As previously explained, the various technical aspects of Planning which comprise the LDP are each being considered systematically, each marked by the series of councillor Workshops and meetings of this Planning Committee. In accordance with the Workplan, this Committee meeting is a further stage in that Plan-making process. The meeting summarises the Discussion Papers from the above-mentioned Workshop, combines feedback from the wider body of Councillors and points towards the identification of Options. The Committee is asked to make preliminary decisions on the proposed Options, regarding these aspects, that the LDP is considering, as we proceed towards further evidence gathering, consultee and stakeholder input and then further Committee meetings (plus full Council approval) to finally decide on the LDP Preferred Options, to be published in the Spring of 2017.

3 Key Issues

Natural Environment

- 3.1 The Workshop and Discussion Paper at Appendix 5 has reviewed the European and national and regional legislation and requirements and / or opportunity for the LDP to consider the natural heritage designations within the District. The Paper details the various European, National and local designated areas, namely the 1 International (RAMSAR) site, 6 European (SPA's / SAC's) designated sites, 27 ASSI's (Map 2 to be updated and finalised), 3 National Nature Reserves, 4 Local Nature Reserves, 7 Areas of Local Nature Conservation and Amenity Importance (defined within the DAP 2011), as well as the Sperrin AONB (part of) and 3 Areas of High Scenic Value (AoHSV). The main rivers were also highlighted, in addition to the rich marine environment and the wider need to recognise, protect and promote bio-diversity generally across the District.
- 3.2 There was consensus at the Workshop on the potential and importance of identifying, utilising (sensitively) and protecting (within reason) the District's natural heritage assets, as a key element of the LDP's overarching objective of promoting appropriate development whilst protecting our environment.

Landscape Assessment

- 3.3 The Workshop and Discussion Paper at Appendix 6 presented an assessment of Derry and Strabane District's Landscape Character Areas and considers how the LDP should seek to protect and enhance them, possibly through LDP designations such as Green Belts and Countryside Policy Areas, as well as through policies.
- 3.4 The Paper has reviewed the requirements / guidance regarding the LDP and the landscape, from the Regional Development Strategy (RDS 2035), the Strategic Planning Policy Statement for NI (SPPS), PPS 2 - Natural Heritage and PPS 21 - Development in the Countryside, as well as in the Local Biodiversity Action Plan. It has also set out the landscape protection designations in the existing Derry Area Plan 2011 and Strabane Area Plan 2001; these include the Areas of High Scenic Value, Areas of Local Nature Conservation and Amenity Importance, a Green Belt around Derry and Strabane / Sion Mills, as well as Countryside Policy Areas and Highway Policy Areas. The Sperrin AONB is also highlighted.
- 3.5 The Paper summarises the current assessment reports on the District's landscape, namely the 14 Landscape Character Areas (NI LCA 2000) or the 5 Regional LCAs (NIRCLA 2015). The need for consideration of the LDP and the Marine seascape is also covered. Over the coming months, a GIS-based statistical analysis will be undertaken of the recent Development Pressure across the District's landscape.
- 3.6 There was an appreciation at the Workshop of the importance of the District's landscapes, but opinions were reserved about how designations or policies should be used to protect those features.

4 Financial, Equality, Legal, HR, Improvement and Other Implications

- 4.1 There are no financial, equality, legal, HR, Improvement or other implications arising from this report, beyond those already outlined.

5 Recommendations

- 5.1 Members are requested to accept the contents of this Paper (both natural environment designations and landscape assessment) as part of the Council's 'evidence base' and SA 'environmental baseline'.
- 5.2 Members are also asked to agree that Planning officials proceed to develop options in line with this Paper and in consultation with key consultees and stakeholders, especially the NI Environment Agency (NIEA, of DAERA). The further landscape analysis by officials and the Development Pressure Analysis will also assist in ensuring that these options can then be firmed up as part of the subsequent LDP Preferred Options stage.

Background Papers

Appendix 5 - 'Natural Environment and LDP' Discussion Paper, 25th July 2016

Appendix 6 - 'Countryside Assessment and LDP' Discussion Paper, 25th July 2016

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| Item/Min Ref: 12 | Title of Report: Policy Review - Options for LDP POP | Officer presenting: Principal Planning Officer |
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1 Purpose of Report/Recommendations

- 1.1 The purpose of this Paper is to present a summary of the salient issues, discussed at the LDP Workshops or supplied by Members in subsequent responses, that dealt with the respective LDP Topics. The Paper also seeks agreement from Members as to how best to progress these Topics towards the Preferred Options Paper (POP) stage of the LDP in Spring next year.

2 Background

- 2.1 As previously explained, the various technical aspects of Planning which comprise the LDP are each being considered systematically, each marked by the series of councillor Workshops and meetings of this Planning Committee. In accordance with the Workplan, this Committee meeting is a further stage in that Plan-making process. The meeting summarises the Discussion Papers from the above-mentioned Workshop, combines feedback from the wider body of Councillors and points towards the identification of Options. The Committee is asked to make preliminary decisions on the proposed Options, regarding this aspect, that the LDP is considering, as we proceed towards further evidence gathering, consultee and stakeholder input and then further Committee meetings (plus full Council approval) to finally decide on the LDP Preferred Options, to be published in the Spring of 2017.

3 Key Issues

- 3.1 The Workshop and Discussion Paper at Appendix 7 sought to advise Members about the requirement and potential for Council to provide for their own locally-strategic and operational planning policies to guide development within the Derry City and Strabane District, as part of the new Local Development Plan (LDP).
- 3.2 The Paper presented an initial evaluation of the existing policies, from the 21 Planning Policy Statements (PPSs, including Addendums and Clarification documents) and the Planning Strategy for Rural NI, as well as the various advice notes and guidance documents. This evaluation is part of a process to consider how appropriate the policies are for inclusion in the new LDP, either:

a) retaining each of the existing policies, simply transferring them (with minor amendments) to the LDP Plan Strategy, or

b) revising the policy, and having a tailored subject policy for this District in our LDP.

- 3.3 In actuality, each PPS comprised strategic planning policy, as well as detailed operational policy for all of NI. Much of the strategic policy is now included in the new SPPS (and the RDS) as well as quite detailed operational policy for each subject area that is similar to that in the PPSs. Therefore, there may realistically be limited scope for the Council to actually form divergent policies for this District in the LDP. (Under Part 1 of the Planning Act (NI) 2011, the LDP must 'take account' of the SPPS).
- 3.4 It is accepted that this is potentially a very extensive task for the Council, given that the DOE / DRD prepared these PPSs and PSRNI over 20 years, and they were then revised, clarified and tested by practice, planning appeals and legal judgements. Policy revision will be time consuming, every word needing to be carefully considered and legally proofed.
- 3.5 The attached Policy Review paper at Appendices 2 and 3 presents Members with an initial 'scoping' review by Planning officials of all the existing policies, thus to allow an informed discussion and eventually decision by Members on the extent of new / revised policies to be included in the LDP Plan Strategy. The amount of policy change that is required will have implications for the timetable and resourcing of the Plan Strategy and the LDP overall.
- 3.6 Given the initial evaluation of each of the extant policies from Councillor's Workshops (at Appendix 7), it is suggested that Planning Officials proceed to give formal consideration and review to the relevant identified policies, particularly those in PPS4 (Economic Development), PPS7 (Quality Residential Environments), PPS 16 (Tourism), PPS18 (Renewable Energy) and PPS21 (Development in the Countryside).
- 3.7 As part of the ongoing review of the above identified policies, planning officials will now undertake consultation with relevant consultees and also colleagues in Development Management for their experienced input as we seek to review strategic and operational policy for the benefit of our District. Reviews of relevant PAC decisions will also be important to gauge the scope for policy amendment or creation. The Landscape Assessment and Development Pressure Analysis undertaken as part of the baseline studies to underpin a Countryside Assessment will be extremely useful in identifying what level of rural policy protection is necessary and appropriate.
- 3.8 Conversely, it is suggested that all the other policies in the above-mentioned documents, and the other PPSs should be subjected to SEA and if applicable transposed into the LDP 2030 Plan Strategy (PS). Should policy amendment become necessary later in the PS preparation process, this can occur. Similarly, if any of the adopted PS policies are shown to be problematic, they could be assessed in the annual monitoring, 5 year review and amended in the subsequent LDP.

3.9 The feedback and comments from Councillors accepted that it would not be feasible to revise all policies so the more focussed effort is preferable. However, it was apparent that Councillors held strong opinions about the appropriateness and previous application / interpretation of several policies within the District.

4 Financial, Equality, Legal, HR, Improvement and Other Implications

4.1 There are no financial, equality, legal, HR, Improvement or other implications arising from this report, beyond those already outlined.

5 Recommendations

5.1 Members are requested to accept the contents of this Paper as part of the Council's LDP 'evidence base'.

5.2 Members are also asked to agree that Planning officials proceed to consultation with key consultees and stakeholders regarding the identification of the various policies which require review, with resultant policy options. These options or policy directions can then be firmed up and reported to and discussed with Members as part of the subsequent LDP Preferred Options stage.

Background Papers

Appendix 7 - 'LDP Policy Review' Discussion Paper, 4th July 2016

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| Item/Min Ref: 13 | Title of Report: Consultation from Donegal County Council on AA Screening & SEA Preliminary Scoping Report on the Draft Co. Donegal Development Plan (CDDP) | Officer presenting: Senior Planning Officer |
|---------------------------------------|--|--|

1 Purpose of Report/Recommendations

- 1.1 To appraise Members that Planning officials have recently received consultations from Donegal County Council on a) Screening Report (in relation to Appropriate Assessment - AA) and b) Preliminary Scoping Report (in relation to Strategic Environmental Assessment - SEA). Both reports are associated with a review of the current Co Donegal Development Plan (CDDP) 2012-18 and preparations for a new Co Donegal Development Plan 2018-24. The reports are being undertaken to determine whether the or not the CDDP will have likely significant impacts upon Natura 2000 sites (AA) or on the environment in general (SEA).
- 1.2 On the basis of a preliminary screening assessment, Donegal Co. Council has determined that they cannot conclude beyond reasonable scientific doubt on the basis of their Screening assessment that there will be no significant effects on Natura 2000 sites within the zone of influence of the Plan. Accordingly, in line with AA legislation, they have determined that the draft CDDP will need to undertake a Stage 2 Appropriate Assessment. The Derry City and Strabane District Council’s Planning officials have consulted with Shared Environmental Services and we conclude that we would concur with this standard AA determination.
- 1.3 Planning officials have also liaised with Natural Environment Division of DAERA, which responds on behalf of the NI Government; having the largest land border with Donegal, we concur with their comments so we are also content with the scope and level of detail as set out in the SEA Preliminary Scoping Report.

2 Background

- 2.1 Donegal County Council has commenced the review of the County Donegal Development Plan 2012-2018 (As Varied) and the preparation of a new County Donegal Development Plan 2018-2024. The forthcoming CDDP will set out land use policies and objectives to guide the future physical, social economic, cultural and environmental growth and sustainable development of Co Donegal over the 6 year period of the plan and beyond. As part of the preparation of the new Development Plan, an Appropriate Assessment (AA) and also a Strategic Environmental Assessment (SEA) normally also need to be prepared.

- 2.2 The purpose of the EU Habitats Directive AA Screening exercise is to determine whether the CDDP could have significant effects on Natura 2000 sites (Special Protection Areas - SPA's and Special Areas of Conservation - SAC's) within the zone of influence of the CDDP, either alone or in combination with other plans or projects, and consider whether these impacts are likely to be significant.
- 2.3 The purpose of the SEA Preliminary Scoping Report is to facilitate consultation with the statutory consultees regarding the scope of the content of the subsequent Environmental Report (ER) to ensure that any significant environmental issues are appropriately addressed within the ER. Such liaison with Derry City and Strabane District Council falls under the legislative remit of Transboundary Consultation. On completion of the preliminary consultation exercise, a Final Scoping Report will be produced setting out the information to be included in the ER based on the feedback from the Environmental Authorities.
- 2.4 Donegal County Council sought submissions from prescribed Environmental Authorities by the 9th August 2016. Accordingly, Planning officials of Derry City and Strabane District Council have issued an interim response, with a formal response from Council to be issued following consideration by this Committee.

3 Key Issues

- 3.1 The AA screening report fulfils the requirements of the EU Habitats Directive in respect of the screening for Appropriate Assessment and the determining of likely impacts on Natura 2000 sites (i.e. SPA's / SAC's) within or adjacent to the plan area, as well as any likely significant effects on the environment in general under the European Environmental Assessment of Plans and Programmes Directive 2001 - the SEA Directive.
- 3.2 Planning officials have consulted with the Shared Environmental Service (SES) on the AA screening conclusion and their comments are attached in Appendix 8.
- 3.3 In terms of SEA Preliminary scoping, Planning officials are satisfied with the stated scope and level of detail to be considered in the SEA that will inform and influence the preparation of the CDDP. The Preliminary Screening Report contains relevant text on the NI planning system and the relevant associated hierarchy of policy documents to which the CDDP must have regard. Relevant transboundary planning issues such as biodiversity; fauna, flora; water (including marine) and landscape are included.
- 3.4 Similarly, in terms of the SEA Preliminary Scoping, Planning officials have liaised with NI Environment Agency (DAERA) as the NI legislatively appointed Consultation Body for SEA Transboundary consultations. The Council's Planning officials accept the comments set out in their overall NI Trans-boundary response, which is attached in Appendix 9.

4 Financial, Equality, Legal, HR, Improvement and Other Implications

4.1 There are considered to be no financial, equality, legal, HR, Improvement, environmental or other implications, beyond those already outlined.

5 Recommendations

5.1 That Members note the content of this report and agree to issue the attached Council response to Donegal County Council planning officials as attached at Appendix 10.

Background Papers

Appendix 8 - SES response regarding Donegal County Council AA Screening Report

Appendix 9 – NIEA response regarding Donegal County Council SEA Preliminary Scoping Report

Appendix 10 - Draft Committee Response to Donegal County Council Planning Officials

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Review of Screening Report for Appropriate Assessment of proposed draft Donegal Development Plan 2018 -2024

The request

Donegal County Council has consulted Derry City and Strabane District Council on its Screening for Appropriate Assessment for the proposed County Donegal Development Plan 2018-2024. Donegal County Council has concluded that a Stage 2 Appropriate Assessment will be required and is seeking submissions or observations in relation to the scope and level of detail of the Appropriate Assessment.

Shared Environmental Service Role

This review has been prepared by the Shared Environmental Service to advise Derry City and Strabane District Council on the above report. This response relates to sites located within N. Ireland. We have reviewed the Screening Report and drafted a response for your consideration in relation to how appropriately it considers potential impacts on NI European sites and its conclusions. Other planning and environmental issues or protected sites such as ASSI's, World Heritage Sites or AONB's have not been considered in this response.

Overview

Donegal County Council has commenced a review of its existing Development Plan 2012 - 2018 and is preparing a new County Donegal Development Plan 2018-2024 (CDDP). The new CDDP will be the principle instrument for managing change in land use in the entire administrative area of Donegal County Council and will provide a framework within which other local operational plans are developed. The proposed structure of the Draft CDDP is as follows although this may be added to during plan preparation:

- Core Strategy;
- Economic Development;
- Infrastructure;
- Housing;
- The Natural and Built Heritage;
- Natural Resource Development;
- Tourism and Marine;
- Community Culture and Gaeltacht;
- Development and Technical Standards;
- Childcare Strategy.

The plan will be subject to Appropriate Assessment and to Strategic Environmental Assessment.

Approach of the Screening for Appropriate Assessment

The report firstly outlines the strategic context noting that the overarching plans have been subject to Appropriate Assessment and incorporate mitigation to ensure no significant effects on the Natura 2000 network. It is acknowledged that plans in Northern Ireland may also have an effect on Natura 2000 sites in either jurisdiction. It goes on to provide an overview of County Donegal before identifying the Natura 2000 sites which are the Special Areas of Conservation and Special Protection Areas in and within 15km of the plan area. Generalised potential impacts are listed in 2.7. Those that could particularly cause transboundary effects are:

Creating barriers or severing links of mobile species

- Air emissions
- Water demand/wastewater treatment
- Agricultural drainage and changes in land use
- Disturbance of sensitive habitats or species due to tourism and recreation
- Landscape management, development and urbanisation

More detailed consideration of potential impacts is provided although this cannot be site specific at this stage. In section 3.0 these impacts are evaluated in terms of how they could affect Natura 2000 sites.

N. Ireland Sites

The European sites in N. Ireland considered in the Scoping Report are listed in tables 3 and 4 and it includes all sites within Derry and Strabane District Council which are 15km or less from Donegal. All sites meeting this criterion have been included and take account of the most up to date conservation objectives published by NIEA.

Analysis

The Screening for Appropriate Assessment considers all the European sites in Northern Ireland that should be considered and lists all their site selection features. It identifies potential impacts in general terms. No analysis has been carried out at this stage of the actual site selection features that could be impacted and it is more meaningful to do this as detail of the plan is developed so that more specific impacts can be assessed.

Conclusion

The outcome of the Screening for Appropriate Assessment is correct and it provides a good baseline for carrying out the full Appropriate Assessment in due course. Derry City and Strabane District Council may want to advise Donegal County Council that preparation of its own Local Development Plan is underway.

Recommended Response

The Screening for Appropriate Assessment correctly identifies all Special Areas of Conservation and Special Protection areas in Derry City and Strabane District Council and captures the potential impacts in broad terms. It is agreed that the plan should be subject to full Appropriate Assessment taking account of more detailed information on spatial and policy proposals for land use in County Donegal.

Shared Environmental Service

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09 July 2016

Natural Environment Division
Klondyke Building
Cromac Avenue
Gasworks Business Park
Malone Lower
BELFAST
BT7 2JA

Telephone: 028 905 69579

Re: SEA preliminary scoping report of the Draft County Donegal Development Plan 2018-2024

Dear Sir / Madam

Thank-you for your email dated 08July 2016 regarding the SEA preliminary scoping report of the Draft County Donegal Development Plan 2018-2024. The Department of Agriculture, Environment and Rural Affairs Northern Ireland (DAERA) Northern Ireland Environment Agency has considered the consultation documents and our opinions are set out below.

General SEA Comments

Where the Republic of Ireland has environmental connections with Northern Ireland, there is the potential for impacts in Northern Ireland. We would anticipate that the transboundary nature of any likely significant adverse effects on the environment of the Republic of Ireland that would remain after measures



envisaged to prevent, reduce and as fully as possible offset any significant adverse effects are incorporated into the Plan would be of particular relevance to consider in relation to Northern Ireland.

We would like the SEA Environmental Report to contain a clear statement indicating the opinion (and the reasons for it), about whether or not the implementation of the Plan, in combination with any identified measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment, is likely to have a significant effect on Northern Ireland.

Ultimately we would like the SEA process to assess transboundary environmental impacts and identify and incorporate adequate mitigation into the plan to ensure there are no significant environmental effects on Northern Ireland.

For information, a couple of useful information sources that highlight the current state of the environment in Northern Ireland at a regional level are:

Northern Ireland State of the Environment Reports

<https://www.daera-ni.gov.uk/publications/state-environment-report-2013>

State of the Seas Report.

<https://www.daera-ni.gov.uk/publications/state-seas-report>

Northern Ireland Environmental Statistics Reports

<https://www.daera-ni.gov.uk/articles/northern-ireland-environmental-statistics-report>

Landscape Character and Seascape Character can be found at:

<https://www.daera-ni.gov.uk/articles/landscape-character-northern-ireland>

UK National Ecosystems Assessment Chapter 18 Northern Ireland

[http://uknea.unepwcmc.org/LinkClick.aspx?fileticket=m%2BvhAV3c9uk%3D&tabid=82,](http://uknea.unepwcmc.org/LinkClick.aspx?fileticket=m%2BvhAV3c9uk%3D&tabid=82)

Northern Ireland Countryside Survey

<https://www.daera-ni.gov.uk/publications/northern-ireland-countryside-survey-2007-broad-habitat-change-1998-2007>

Specific SEA comments



Air Quality: On p14 - 'Air / Climatic Factors' - there doesn't appear to be any consideration of air quality, only climate change effects. Consideration could be given to local air quality impacts potentially affected by the Plan's strategic issues - for example, infrastructure (vehicle emissions), housing (household emissions).

Climate Change: The EU Adaptation Strategy could be added to the table on Page 8.

Biodiversity, flora and fauna: DAERA welcomes the consideration of Special Areas of Conservation and Special Protection Areas in Northern Ireland within the SEA process. Please note in Appendix 3, Table 8: 'Northern Ireland: Special Areas of Conservation', that Bann Estuary SAC should be added to the table.

Information about this and other designated sites in Northern Ireland may be found at:

http://jncc.defra.gov.uk/ProtectedSites/SACselection/SAC_list.asp?Country=NI

<http://jncc.defra.gov.uk/page-1404>

Local Development Plans in Northern Ireland: We anticipate that any relevant current or emerging Local Development Plan in Northern Ireland which shares a border with County Donegal (those associated with Derry City and Strabane District Council and Fermanagh and Omagh District Council) will be taken into account in the development of the County Donegal Development Plan and its associated SEA.

Please contact the SEA Team at seateam@daera-ni.gov.uk should you have any queries or require clarification.

Yours sincerely

Dr Mark Hammond
mark.hammond@daera-ni.gov.uk

Tele: 028 90569579



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Paul Christy
Senior Executive Planner
Central Planning Unit
Donegal County Council
County House
Lifford
Co Donegal
XX September 2016

Re: AA Screening Report & Preliminary SEA Scoping Report for review of current Co Donegal Development Plan 2012-18 and preparations for a new Co Donegal Development Plan 2018-24.

Dear Mr. Christy,

The Planning Committee notes the contents of your 29th June & 8th July 2016 correspondence in relation to the above, and responds further to the Interim response from my officials on 9th August.

Derry City and Strabane District Council welcomes this early opportunity to engage with Donegal County Council on this Appropriate Assessment (AA) Screening Report and Preliminary Strategic Environmental Assessment (SEA) Scoping Report in relation to the above. In responding to the two separate distinct consultations, the Committee comments as follows:

Appropriate Assessment (AA):

The Committee, having consulted with the Shared Environmental Service (SES, which advises Councils in NI on AA matters) is content that the outcome of the Screening for AA is correct and it provides a good baseline for carrying out the full AA in due course. The Council endorses the SES response to the AA Screening Report as follows:

The Screening for Appropriate Assessment correctly identifies all Special Areas of Conservation and Special Protection areas in Derry City and Strabane District Council and captures the potential impacts in broad terms. It is agreed that the plan should be subject to full Appropriate Assessment taking account of more detailed information on spatial and policy proposals for land use in County Donegal.

Strategic Environmental Assessment (SEA):

The Committee is content with the Transboundary scope and level of detail as set out in the SEA Preliminary Scoping Report. This Council has also liaised with Natural Environment Division of DAERA, which responds on behalf of the NI Government; having the largest land border with Donegal, we concur with the comments they have set out in their response to you (copy attached at Appendix 2).

I trust that you find these comments useful and this Committee looks forward to continuing liaison with Donegal County Council as we plan for the future of our adjoining Council areas and a thriving North West region.

Yours sincerely,

John Boyle
Planning Committee (Chair)
Derry City & Strabane District Council